

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

10/28/87

UNFINISHED BUSINESS

5605

10191

On motion of Alderman Davis, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Sawyer, Beavers, Caldwell, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Carter, Langford, Streeter, Kellam, Sheahan, Jones, J. Evans, Garcia, Krystyniak, Henry, Soliz, Butler, Smith, Davis, Hagopian, Figueroa, Gabinski, Mell, Austin, Kotlarz, Banks, Giles, Cullerton, Laurino, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, Schulter, Osterman, Orr, Stone -- 48.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Said ordinances as passed read respectively as follows (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

West Randolph Street; a line from a point 330.24 feet east of North Canal Street along the south line of West Randolph Street, to a point 286.17 feet east of North Canal Street along the north line of West Washington Street; West Washington Street; and the alley next east of and parallel to North Canal Street,

to the designation of a Business Planned Development (Air Rights) which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Plan Of Development

Business Planned Development (Air Rights) No. 431

Statements.

10191

1. The area delineated herein as Business Planned Development (Air Rights) (the "Planned Development") consists of approximately 53,225 square feet of real property bounded on the north by West Randolph Street; on the east by a line from a point 230.24 feet east of North Canal Street along the south line of West Randolph Street to a point 286.17 feet east of North Canal Street along the north line of West Washington Street; on the south by West Washington Street; and on the west by the alley next east of and parallel to North Canal Street (the "Property"), as identified in the drawing attached hereto entitled "Boundary and Property Line Map". The western portion of the Property, located between Randolph Street, vacated West Water Street, Washington Street and a public alley, is owned by the Chicago Union Station Company, which has entered into a 99-year lease for the parcel with Chicago Title & Trust Company, as Trustee under Trust, Agreement No. 1086781. The remainder of the Property is owned by Chicago Title and Trust Company, as Trustee under Trust No. 1086781, the sole beneficiary of which is Rubloff, Inc.
2. The Applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
4. The following uses shall be permitted within the Planned Development: all permitted and special uses authorized in the B6-7 Restricted Central Business District, day care centers and earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.
5. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply, except that intermediate floors containing floor area in excess of 5,000 square feet substantially devoted to mechanical equipment shall not be included in the definition of "floor area" for purposes of calculating floor area ratio or for determining parking and/or loading requirements.
6. Any service drive or other ingress or egress for motor vehicles shall be adequately designed and paved in accordance with the now published regulations of the Bureau of Traffic Engineering and Operations and in compliance with the Municipal Code of the City of Chicago.
7. The height restrictions of any building or appurtenance attached thereto shall be subject to:
 - (a) Height limitations as certified on F.A.A. Form 7460-1 or successor forms involving the same subject matter and approved by the Federal Aviation Administration; and

- (b) Airport zoning regulations now in effect as established by the Departments of Planning, Aviation, and Law, and approved by the City Council.

8. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.

9. Business and business identification signs shall be permitted within the planned development subject to the review and approval of the Departments of Planning and Zoning and in accordance with Chapter 86.1-11 of the Municipal Code of Chicago. Temporary signs such as construction and marketing signs may be permitted subject to the aforestated applicable approvals.

10. This Plan of Development, consisting of eleven (11) statements, an existing zoning and preferential street map, a boundary and property line map, a generalized land use map, and a table of use and bulk regulations and data, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.

11. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning in effect at the time of passage and publication of this ordinance.

Exhibit A attached to this Plan of Development reads as follows:

Exhibit A.

Boundaries of subject area are: West Randolph Street: a line from a point 330.24 feet east of North Canal Street along the south line of West Randolph Street, to a point 286.17 feet east of North Canal Street along the north line of West Washington Street; West Washington Street; and the alley next east of and parallel to North Canal Street.

[Bulk Regulations and Maps attached to this Plan of Development
are printed on pages 5609 through 5613
of this Journal.]

Reclassification Of Area Shown On Map No. 1-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing Districts symbols and indications as shown on Map No. 1-F in the area bounded by

BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT

USE AND RULE REGULATIONS AND DATA

NET SITE AREA SQ. FEET/ACRES	GENERAL DESCRIPTION OF LAND USE	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF SITE COVER
53,225 1.22	All permitted and special uses authorized in B6-7, day care centers and earth station receiving dishes.	22.00	88%

GROSS SITE AREA = NET SITE AREA + AREA TO REMAIN IN PUBLIC RIGHT-OF-WAY

Net site area of 53,225 square feet (1.22 acres) plus area remaining in
Public Rights of Way of 15,290 square feet (.35 acres) =
68,515 square feet (1.57 acres)

OFF STREET PARKING AND LOADING CONTROLS

Minimum number of off-street parking spaces: 125
Off-street loading berths: 6

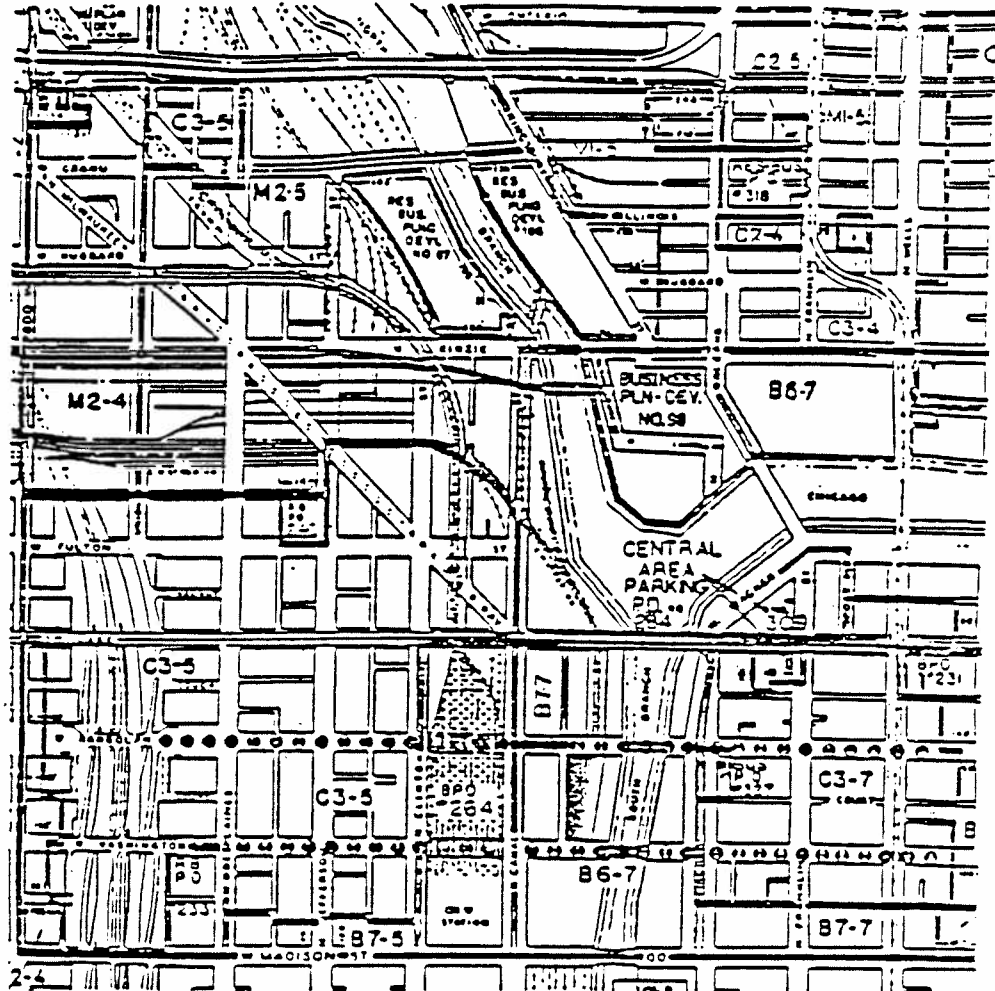
MAXIMUM FLOOR AREA RATIO: 22.00

SETBACKS AND SITE COVERAGE

Maximum site coverage (at platform level): 88%

APPLICANT: Rubloff Inc.
ADDRESS: 111 West Washington Street
Chicago, Illinois 60602
DATE: July 29, 1987

**BUSINESS PLANNED DEVELOPMENT
Existing Zoning and Preferential Street Map**



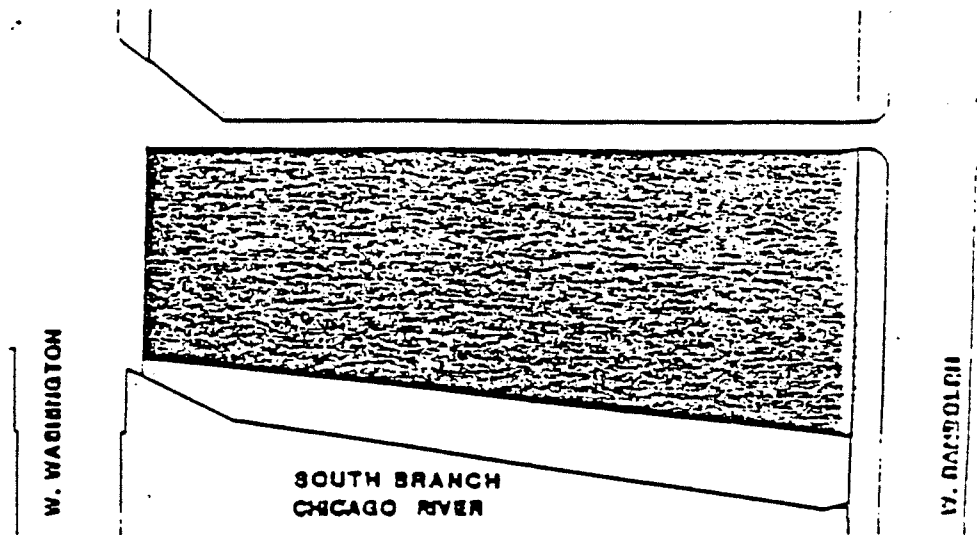
LEGEND

	ZONING DISTRICT
	BUSINESS PLANNED DEVELOPMENT BOUNDARY
	PREFERENTIAL STREETS

Applicant: Rubloff Inc.
 Address: 111 West Washington, Chicago, Illinois
 Date: July 29, 1987



**BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)
GENERALIZED LAND USE PLAN**



LEGEND

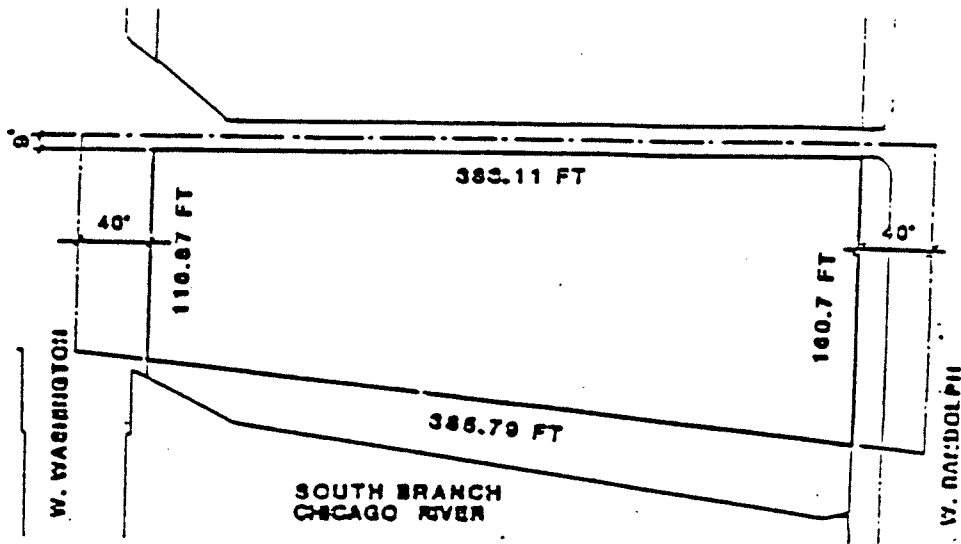


**BUSINESS, OFFICE, RETAIL, AND RELATED USE
AND OFF-STREET PARKING**

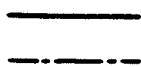
Applicant: Rubloff Inc.
Address: 111 West Washington Chicago, Illinois
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BUSINESS PLANNED DEVELOPMENT (AIR RIGHTS)
BOUNDARY AND PROPERTY LINE MAP



LEGEND



PROPERTY LINE

PLANNED DEVELOPMENT BOUNDARY

Applicant: Rubloff Inc.
Address: 111 West Washington Chicago, Illinois
Date: July 29, 1987

